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PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489
PHONE (860) 276-6248 - FAX (860) 628-3511



Fee: See fee schedule
+ Fire Department plan review fee

SITE PLAN APPLICATION

Date: 11/13/2020

Application Site Plan # 1808

Owner name and mailing address (please print):

Applicant name and mailing address (please print):

Execwest Retail LLC c/o Northstar centers, LLC

Same as Owner

208 East 51st Street PMB#114

New York, NY 10022

Telephone: 212-371-7300 Fax #
Email rsulzer@nrstr.com

Telephone: Fax #
Email

Address of Property 99 Executive Boulevard South

Assessor's Map # 131 Parcel # 3

Nature and Description of Application: Applicant requests a Site Plan Modification for the construction of a 110 Grill Restaurant at the location depicted as Building 300 on previously approved Site Plans.

Is any portion of the site within 500 ft. of an adjoining Town Boundary? No

Zone: B Zoning Regulation Authorizing: 400 and 9-01

Square footage of proposed building (s) at ground level: Total:

Name of Engineer with mailing address (please print): Eaglebrook Engineering & Survey, LLC
491 Maple Street, Suite 304
Danvers, MA 01923

Engineer's Telephone: 978-777-0494
Fax #
Email: kknowles@eaglebrookeng.com

If application requires a special permit, special exception or variance, please provide one copy of each.

Please submit in digital form and include seven (7) copies of site plan

Signature of Owner or Applicant Kenneth Knowles, representative for Execwest Retail, LLC



Eaglebrook Engineering & Survey, LLC

Civil Engineers, Land Planners and Land Surveyors

November 13, 2020

Robert A. Phillips, MS, MPA, AICP
Director of Planning and Community Development
Town of Southington
196 North Main Street
Southington, Connecticut 06489

Re: SPR #1686
99 Executive Boulevard South
Southington, Connecticut

Dear Mr. Phillips:

On behalf of the applicant, Execwest LLC, Eaglebrook Engineering & Survey is pleased to submit the enclosed application, site plans, and supporting documents for a Site Plan Modification for the property at 99 Executive Boulevard South. This application for Site Plan Modification is to construct a proposed 110 Grill Restaurant at the location previously approved as Building C. The following material is submitted for the Planning and Zoning Commission's consideration:

- Application for Site Plan Modification;
- Check number 1248 for the Site Plan Modification filing fee of \$230.00;
- Seven (7) copies of Permit Site Plans dated November 13, 2020;
- Seven (7) copies of Proposed Building Architectural elevations prepared by LYFarchitets.

Project Summary

The property is located at the corner of Executive Boulevard South and West Street (Route 229), Tax Map 131 Parcel 3. The property is located in the B-Business zoning district. Shopping Plaza, Retail, and Restaurant uses are permitted uses in the B-Business zone. As discussed during the prior Planning and Zoning Commission public hearings, the applicant has committed to presenting changes and elevations for the pad sites of buildings 300, and 400 as they are modified for tenant specific requirements. The applicant is planning on constructing a 110 Grill Restaurant at the location of building 300. The building footprints and parking configuration adjacent to the buildings have only minor changes from the previously approved site plans. No changes to utilities or the drainage system is proposed. The Southington Zoning Board of Appeals granted a special exception for restaurant liquor service for the proposed 110 Grill Restaurant on



Eaglebrook Engineering & Survey, LLC

Civil Engineers, Land Planners and Land Surveyors

October 14, 2020. The prospective elevations and building renderings are enclosed for your review.

If you have any questions or need any additional information please do not hesitate to contact me at any time. I look forward to discussing the project with the Southington Planning and Zoning Commission at the next available public hearing.

Sincerely,

EAGLEBROOK ENGINEERING & SURVEY, LLC

A handwritten signature in black ink, appearing to read 'KCK', is written over a faint, light-colored rectangular stamp.

Kenneth C. Knowles, P.E.

Principal

Cc: Robert Sulzer, Northstar Centers, LLC